

## PUBLIC HEARING INFORMATION

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: March 15, 2016, Zoning and Platting Commission

MARY ALICE KERR

Your Name (please print)

3700 HIDDEN HOLLOW AUSTIN

Your address(es) affected by this application TEXAS, 78737

Mary Alice Kerr

Signature

3-8-2016

Date

Daytime Telephone: 512-345-8791

Comments: Please vote No CHANGE for the

zoning of Executive Center Drive and Wood Hollow Drive. I live just across the street at the corner of Hart Lane and Hidden Hollow.

My driveway sits onto Hart Lane. Traffic is already a problem. We don't need more. Vote against any change.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: March 15, 2016, Zoning and Platting Commission

Samantha Hakemian  
Your Name (please print)

3600 Greystone Dr #406

Your address(es) affected by this application

See [Signature]

Signature

3/07/2016  
Date

Daytime Telephone: (561) 866-3332

Comments: The traffic on Woodhollow Drive and Mopac Service road is already dangerous. Adding hundreds of additional drivers to this already packed neighborhood would be hazardous to our many pedestrians and would not be sustainable with current traffic patterns. This small area was not built to ~~accommodate~~ accommodate so many people; it couldn't handle hundreds or over a thousand more.

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: March 15, 2016, Zoning and Platting Commission

CAROLYN GOLDSTON

Your Name (please print)

3521 STARLINE DR.

Your address(es) affected by this application

Carolyn Goldston

Signature

Daytime Telephone: 512-338-0710

Date

March 6, 2016

Comments: This is to close to the SPRING, and traffic would be horrendous

I am in favor  
 I object

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

## INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / re zonificación será repasada y acción será tomada de acuerdo a dos audiencias públicas: ante la Comisión de Usos Urbanos y el cabildo municipal. Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al proposito desarrollo urbano o cambio de zonificación. Usted también puede contactar a una organización de protección al medio ambiente u organización de vecinos que haya expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rézonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación MU- Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación MU- Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la *Internet*: [www.austintexas.gov/planning](http://www.austintexas.gov/planning).

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

Numero de caso: C814-2014-0120

Persona designada: **Tori Haase, 512-974-7691**

Audiencia Publica: **March 15, 2016, Zoning and Platting Commission**

CAROLYN H. GOLDSTON

Su nombre (en letra de molde)

3521 STARLINE DR. 78759

Su domicilio(s) afectado(s) por esta solicitud

*Carolyn Goldston*

Firma

March 6, 2016

Fecha

Daytime Telephone: 512 (338-0710)

Comments:

*This is too close to the  
Spicewood Springs!*

Si usted usa esta forma para proveer comentarios, puede retornarlos :

City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: March 15, 2016, Zoning and Platting Commission

Margaret Chalmers  
Your Name (please print)

3809 Spicewood Springs Rd. #116D  
Your address(es) affected by this application

Margaret Chalmers  
Signature

Daytime Telephone: 512-345-6849

Comments: Developer has shown lack of real concern for neighborhood impact. Buildings are still too high, not placed as promised; Heritage trees are not preserved in the plan; Development is too dense impacting traffic and character of the area; Misleading and unclear communications on part of the developer; Amenities don't begin to compensate for the negative impact the Austin Oaks PUD will have on the area and ultimately the entire MOPAC corridor.

If you use this form to comment, it may be returned to:

City of Austin  
Planning & Zoning Department  
Tori Haase  
P. O. Box 1088  
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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: March 15, 2016, Zoning and Platting Commission

Your Name (please print) See Hill / Tim Hill

I am in favor  
 I object

3701 Green Travis S.

Your address(es) affected by this application

AUSTIN, TX 78731

Signature

512-426-1286

Daytime Telephone:

Date

3/7/16

Jess. Hill

Comments: WE ARE ACROSS THE STREET

FROM THE PROPOSED PUD AND ARE

HOPEFUL THAT THE DEVELOPER WILL

BUILD WITHIN THE CONFINES OF THE

CURRENT ZONING LAWS. WE DO NOT

LOOK FORWARD TO THE 300-500%O

INCREASE IN TRAFFIC OR THE FALL

DEVELOPMENTS. THANK YOU FOR YOUR

CONSIDERATION.

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P. O. Box 1088

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Comments received prior to 2016 Charrette addressing original application.

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Case Number: C814-2014-0120  
 Contact: Tori Haase, 512-974-7691  
 Public Hearing: July 7, 2015, Zoning and Platting Commission

Carol A. Lone

Your Name (please print)

9306 Great Hills Tr. Unit 20

Your address(es) affected by this application

Carol A. Lone

Signature

June 29, 2015

Date

Daytime Telephone:

512 346-4350

Comments:

koris McCardless is no longer WITH US! She passed away on Jan. 17th 2015. I am her daughter, Carol Lone that has inherited the property. I am in favor of the project only it can be made environmentally friendly. Our world needs to be clean - air, water and people!

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 Planning & Zoning Department  
 Tori Haase  
 P. O. Box 1088  
 Austin, TX 78767-8810

I am in favor  
 I object

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Case Number: C814-2014-0120  
 Contact: Tori Haase, 512-974-7691  
 Public Hearing: Jun 16, 2015, Zoning and Platting Commission

*David Bravo*  
 Your Name (please print)

*3108 Spinnwood Spurs Rd*  
 Your address(es) affected by this application

I am in favor  
 I object

*[Signature]*  
 Signature

*16.1.15*  
 Date

Daytime Telephone: *512.312.0700*

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Carol Ann Cone

Your Name (please print)

9306 Great Hills Trl. Unit 20

Your address(es) affected by this application

Carol Ann Cone June 3 2015

Signature

Date

Daytime Telephone: 1-512-346-4350

Comments:

Get me see this land to the best possible use! part of the land is very rocky & there is a creek. We have all sound and quiet. The MOPAC EXPRESSWAY is very noisy at peak times

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Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

I am in favor  
 I object

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**R 12108 114**

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Case Number: C814-2014-0120  
 Contact: Lee Heckman, 512-974-7604  
 Public Hearing: Dec 16, 2014, Zoning and Platting Commission

**DAVID BRAVO**  
 Your Name (please print)  
 3708 Spicewood Springs Rd  
 Your address(es) affected by this application

I am in favor  
 I object

*[Signature]*  
 Signature  
 12.1.14  
 Date

Daytime Telephone: 512.312.0700

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

If you use this form to comment, it may be returned to:  
 City of Austin  
 Planning & Development Review Department  
 Lee Heckman  
 P. O. Box 1088  
 Austin, TX 78767-8810

**NORTHWEST AUSTIN CIVIC ASSOCIATION BOARD RESOLUTION**

**June 10, 2015**

**RESOLUTION OPPOSING THE AUSTIN OAKS PUD APPLICATION (Case Number C814-2014-0120) AND REQUEST FOR A COMMUNITY ENGAGEMENT PROCESS FOR ALL COMMUNITY STAKEHOLDERS AND THE DEVELOPER**

**WHEREAS**, the developer of the Austin Oaks property (AO) located at Executive Center Drive and Wood Hollow Drive, has submitted modifications to its Planned Unit Development district (PUD) application for AO; and,

**WHEREAS**, the Northwest Austin Civic Association (NWACA) Board has received and extensively reviewed all of the developer's submissions, including the April 2015 proposal modification; and,

**WHEREAS**, the NWACA Board has conducted online and written surveys of its residents seeking input related to the AO PUD application; and,

**WHEREAS**, consistent with the first survey, 81.8% of respondents to the last survey voted in opposition to the December 2014 version of the Rezoning Application, 4.6% voted in support, and 13.6% voted neutral; and,

**WHEREAS**, the April 2015 modifications do not adequately address the concerns of NWACA residents regarding (in alphabetic order):

- Building height
- Consistency with Imagine Austin
- Density
- Impact on schools
- Impact on trees/environment
- Traffic impact; and,

**WHEREAS**, the community has specifically and clearly asked for a credible, inclusive and meaningful way to get specific, detailed questions answered regarding the redevelopment of AO; and,

**WHEREAS**, the NWACA Board has specifically asked both the developer and Council Member Sheri Gallo to host a collaborative and inclusive model of community engagement and input as has been used successfully by prior city council members and other developers of properties in other parts of Austin;  
**NOW THEREFORE,**

---

**BE IT RESOLVED BY THE NWACA BOARD OF DIRECTORS** that the NWACA Board of Directors reaffirm its opposition to the Rezoning Application Case Number C814-2014-0120, with current modifications; and,

**BE IT FURTHER RESOLVED** that the NWACA Board of Directors requests that the City of Austin host and the developer fund a charrette process designed to:

- (a) bring together all stakeholder groups to have a meaningful and impactful discussion regarding the Austin Oaks property;
- (b) educate the neighborhood about the zoning and development process and what is possible at the Austin Oaks site;
- (c) provide for facilitated working sessions to discuss ideas and review design proposals, to develop consensus on a workable approach, and to document a proposed design; and,
- (d) provide input for moving forward with the formal City review process.

**ADOPTED: June 10, 2015**  
**NWACA Board**

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**To:** City of Austin Zoning and Platting Commissioners  
**From:** NW Austin Neighborhoods  
**Date:** June 15, 2015  
**Re:** Case # C814-2014-0120  
Location: Executive Center Drive & Wood Hollow Drive  
Owner: Twelve Lakes LLC  
Applicant: Drenner Group  
Proposed Zoning Change: From LO, SF-3, LR, GR to PUD

The Allandale Neighborhood Association, Balcones Civic Association, and North Shoal Creek Neighborhood Association boards request that rezoning case C814-2014-0120 be denied.

The first postponement of this case was granted in December 2014. Since then, the area neighborhoods and the Drenner Group (representing Twelve Lakes LLC) have not reached agreement on the critical issues of:

- Building height and density
- Traffic
- Impact on schools
- Trees and the environment
- Consistency with Imagine Austin

In an April 2015 survey of residents by the Northwest Austin Civic Association, 81.8% of respondents expressed opposition to the PUD. Hundreds of "Stop the PUD" yard signs blanketed the neighborhoods. In response, the Drenner Group conducted a push poll in an attempt to sway public opinion.

The neighborhoods are not opposed to development. Imagine Austin identifies Far West Blvd. between MoPac and Chimney Corners as a Neighborhood Center—the smallest of the three mixed-use centers and more locally focused than the Regional and Town Centers. This area was zoned Vertical Mixed Use without neighborhood opposition.

Anderson Lane is an Imagine Austin activity corridor, and Anderson Lane Station at the northeast corner of MoPac at Anderson Lane/Spicewood Springs Road is identified as a Neighborhood Center. In terms of height and density, the Austin Oaks PUD alone exceeds the scale of a Neighborhood Center. Yet if, as the Drenner Group is arguing, the Neighborhood Center includes all four corners, then the densities and intensities of use for the entire intersection would be grossly exceeded. The developer is asking for a privilege not enjoyed by other property owners nor consistent with Imagine Austin, and it seeks to set a precedent for unbridled development along MoPac.

The Drenner Group has scheduled meetings on June 11 and June 15 to gather community input, which leaves insufficient time for area residents to ascertain whether their recommendations will be incorporated before the ZAP hearing on June 16. Our neighborhoods oppose another postponement to this inappropriate PUD rezoning request and asks the Zoning and Platting commissioners to deny it now.

Thank you for your consideration.

**PUBLIC HEARING INFORMATION**

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Case Number: C814-2014-0120  
 Contact: **Tori Haase, 512-974-7691**  
 Public Hearing: **July 7, 2015, Zoning and Platting Commission**

**MOLLY GREAVES**

Your Name (please print)  
 3809 Spicewood Springs Rd #209  
 Austin, TX

I am in favor  
 I object

Your address(es) affected by this application 78759

Molly Greaves  
 Signature

7/2/15  
 Date

Daytime Telephone: 512-509-8022

Comments: I am a young, female professional and Austin is expensive for me. I can barely afford to live in Austin and moved to this part of town to feel safe and become a homeowner. I am VERY opposed to low income housing being part of this plan. It makes me want to cry and more I walk hard to not have low income housing next door to me.

If you use this form to comment, it may be returned to:

City of Austin  
 Planning & Zoning Department  
 Tori Haase  
 P. O. Box 1088  
 Austin, TX 78767-8810

Please think about that over politics. You will drive good people like me to a different town all together.

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Case Number: C814-2014-0120  
 Contact: Tori Haase, 512-974-7691  
 Public Hearing: July 7, 2015, Zoning and Platting Commission

Michael Z. Gibson  
 Your Name (please print)

3700 Green Trails N.  
 Your address(es) affected by this application

I am in favor  
 I object

Michael Z. Gibson  
 Signature  
 7-5-15  
 Date

Daytime Telephone: 512-520-8240 ext 107

Comments: *This development will significantly impact our neighborhood in the following ways.*

- Traffic Flow is expected to increase more than 4x.*
- Property Values will decline*
- Schools are not prepared for the influx of new students*
- Safety*

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 Tori Haase  
 P. O. Box 1088  
 Austin, TX 78767-8810

August 17, 2015

Dear Mayor and Council Members,

I'm writing to oppose the rezoning of the Austin Oaks property to a Planned Unit Development.

Existing zoning or conventional zoning is adequate for all the uses the developer is proposing. How is the proposed PUD which increases the density 300% (446,091 sf to 1,280,000 sf), the height 300% (2 & 3-story buildings to 6-, 7-, 8- and 10-story buildings), and the traffic almost 400% (4,118 trips to ~16,000 trips) compatible with the neighborhood?

What would the impact on the intersection of Mopac & Spicewood Springs Road/Anderson Lane be if a Neighborhood Center of 10,000 people was developed on Spicewood Springs Road and Mopac and another Neighborhood Center, the Anderson Station Neighborhood Center, was built on Anderson Lane and Mopac? Can this "intersection" support two Neighborhood Centers of 20,000 people?

Density, by its very nature, assumes walkability, bikability and transit. The site has sidewalks and bike lanes now. It will have sidewalks and bike lanes with the PUD. The one thing neither the existing site nor the PUD will have is high frequency, high capacity transit. For that, we'll have to walk .7 of a mile over to Anderson Lane and Shoal Creek, if it ever gets urban rail.

For these reasons, I see nothing superior about the proposed Austin Oaks PUD.

Sincerely,



Robert Stephenson  
3604 Brownwood Dr.  
Austin, Tx. 78764

Cc: Tori Haase, [tori.haase@austintexas.gov](mailto:tori.haase@austintexas.gov), please insert in the "Back-up"

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: July 7, 2015, Zoning and Platting Commission

Cynthia Jane Brown  
Your Name (please print)

I am in favor  
 I object

731 Wood Hollow Apts #124  
Your address(es) affected by this application

Cynthia Brown 6-23-2015  
Signature Date

Daytime Telephone: 903-819-2911

Comments: The traffic on Mopac at

Spicewood Springs Rd would

be increased by too much.

Spicewood Springs has collisions

coming out of the neighborhood

on the south side already. Most

of the land is in use productively

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: July 7, 2015, Zoning and Platting Commission

Veronica Miller

Your Name (please print)

7600 Wood Hollow Dr #309

Your address(es) affected by this application

Veronica Miller

Signature

6-23-15

Date

Daytime Telephone: (512) 471-3286

Comments: I strongly oppose the proposed development. The condensation of Austin has to stop. The effects on traffic and population density are too great.

If you use this form to comment, it may be returned to:

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Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-2014-0120  
Contact: Tori Haase, 512-974-7691  
Public Hearing: July 7, 2015, Zoning and Platting Commission

I am in favor  
 I am object

Margaret Chalmers  
Your Name (please print)  
3809 Spicewood Point Springs Rd. #116D  
Your address(es) affected by this application  
Margaret Chalmers  
Signature  
6/23/15  
Date

Daytime Telephone: \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Case Number: C814-2014-0120  
Contact: Tori Haase, 512-974-7691  
Public Hearing: Jun 16, 2015, Zoning and Platting Commission

*Charles Brown*  
Your Name (please print)

*3432 Greystone*

Your address(es) affected by this application

*Ch. Brown*

Signature

*6/10/15*

Date

Daytime Telephone: *512 695-4442*

Comments:

*My home address at 4028 Enclave Mesa Circle will also be re-zoned by this project*

If you use this form to comment, it may be returned to:

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Tori Haase  
P. O. Box 1088  
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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Jon Morgan

Your Name (please print)

7803 HEATHCREST CR.

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 512-771-4268

Date

6/12/15

Comments: SEE ATTACHED

<input type="checkbox"/> I am in favor of this object
---

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

6/15/2015

City of Austin  
Planning & Zoning Department  
Tori Haase

RE: Case # C814-2014-0120 (Austin Oaks PUD)  
Public Hearing: June 16, 2015

Ms. Haase,

I was born and raised in Austin and I'm sick of all these Californians and New Yorkers (and everyone else) moving here and ruining what made Austin great. Can't we just build a wall to keep them all out? (that's sarcasm, but maybe wishful thinking with a slight hint of seriousness). Actually, I'm all for progress and development when it's done right and fits the context of the surrounding area.

I live within 500 feet of the proposed Austin Oaks PUD, literally under the shadows of the proposed 10 story towers, in Green Trails across Hart Lane.

The proposal to redevelop Austin Oaks with the PUD designation is wrong for the surrounding neighborhoods and would set a bad precedent for Austin. **I OPPOSE** the proposed zoning change to PUD.

First of all, just read the city's own zoning definitions for the current Austin Oaks zoning: **LO** (Limited Office district) is intended for offices serving **neighborhood** needs, adjacent to **residential neighborhoods**. **SF3** is intended for moderate density SFR use. **LR** (**Neighborhood** Commercial district) is intended for **neighborhood** shopping facilities providing limited business service and office facilities for the convenience of residents of the **neighborhood**. **GR** (**Community** Commercial district) intended for office and commercial uses serving **neighborhood** and **community** needs. Notice some of the key words in the city's zoning descriptions...**Neighborhood, community, moderate, limited**.

I could argue that the existing Austin Oaks development doesn't fit some of its current zoning as described above, but the Austin Oaks PUD proposal is most certainly anything but moderate or limited and infringes on the surrounding neighborhood communities. The definition of a PUD explicitly takes the neighborhood, the community, the moderation, the limits, the residents...out of the equation. A PUD is not appropriate for an in-fill redevelopment of the proposed extent in a dense residential area. Let me rephrase that...a PUD of any extent is not appropriate for any residential area, period. Could I support responsible redevelopment of the Austin Oaks property? Absolutely, sure! But a PUD provides too much flexibility to infringe upon the established surrounding community.

Second, the Traffic Impact Analysis suggests 4-5 times the amount of traffic resulting from the proposed redevelopment density once fully built out. Many of the surrounding intersections are already failing. I sit through 2-3 cycles of the light at Spicewood and Mopac. Ever eat lunch at a restaurant on Anderson Lane or Burnet Road and try to get there and back during the lunch hour (@ 11-2)? Those intersections along Anderson Lane and nearby Burnet Road were not included in the TIA, but I guarantee you they already fail. Anderson Lane is backed up solid from Mopac to past Burnet in both directions during lunch with commuters to/from Austin Oaks and other 'neighborhood' offices.

It would be **irresponsible** and **unacceptable** for the City to grant approval for a development that knowingly would increase (worsen) traffic congestion by 4-5 times. Austin's traffic problems are well known and only getting worse on their own. We don't need to be voluntarily contributing to worsening traffic conditions. The developer's pledged 'fund' to mitigate traffic doesn't go nearly far enough. Where are the details? Where does the money go? Where are the new lanes to accommodate additional traffic? Expanded bridges with new lanes (Spicewood, Far West, Steck) over Mopac? It's not enough. Furthermore, the TIA indicates that even with traffic mitigation, many of the intersections will still fail.

Third, the schools serving the multi-family component of the proposed development don't have the capacity for additional students. They don't have capacity for the *existing* student population! I don't know what projections might look like for the expected number of children living in the 600 proposed apartment units, but let's suppose that there is an average of 1 school aged child per unit. So 600 additional students living in Austin Oaks apartments. For simplicity let's just divide those evenly among the three vertical area schools: Doss Elementary, Murchison Middle School, Anderson High School...An increase of 200 students at each school.

Doss has an enrollment of around 940 as of the just-ended 2014-2015 school year. The school was built for 500 (and that included Kindergarten through 6<sup>th</sup> grade, before 6<sup>th</sup> was subsequently moved to Murchison). Doss is already at 188% capacity. Adding another (hypothetical estimate) 200 students from Austin Oaks apartments takes it to 211% capacity. This is simply **unacceptable**. My kids have eaten lunch as early as 10:30 and as late as 1:30 as the school cycles 940 kids through the limited capacity cafeteria. I understand the district is adding additional portable classrooms on the school grounds this summer to accommodate the organic growth in the student population from the neighborhood's existing SFR housing (as younger families replace older residents moving out of the neighborhood). There is no more room on the school property for additional portables to accommodate the existing growth in student population, much less throwing in another 200 or so potential students from dense multi-family development. But the developer is going to donate \$150,000 to Doss to mitigate this? **Insulting!** How about donating land in Austin Oaks to AISD for the site of an entirely new elementary school to pull some overcrowding from Doss? That's a more appropriate contribution (mitigation) and is consistent with what I've seen developers do in other/newer emerging communities around Austin and elsewhere.

Murchison has current enrollment of around 1,413. It was built for 800 students (3 grades) before the permanent 2-story addition and portables increased capacity to 1,100. Current enrollment is 129% of capacity. Without factoring organic neighborhood growth in student population, adding just the 200 (hypothetical estimate) from Austin Oaks apartments takes it to 147% capacity. **Unacceptable**. My daughter ate lunch sitting on the cafeteria floor because there were no seats left at the tables.

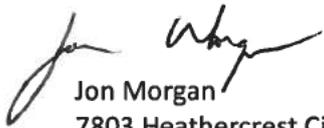
Anderson is just slightly above capacity with 2,185 students enrolled vs. expanded capacity of 2,017. Add 200 more students and it's at 118% capacity not counting expected organic growth. Not bad and certainly manageable compared to the elementary and middle school situations. But nonetheless a future problem as the neighborhood continues to turnover naturally with more younger families replacing older residents (often original residents since the 1970s-1980s development of the neighborhood).

There is a whole lot of raw land out east of Austin, in the city's Desired Development Zones, where PUDs and developments of the proposed density are appropriate, without established neighborhood

infrastructure to disrupt and strain. It's an open book, a clean slate ripe for this type of development. That's where Drenner and other developers need to go and where the city of Austin needs to encourage new development...and provide support for an area that needs it most.

**I OPPOSE** the Austin Oaks PUD zoning change proposal. I can support modernization and responsible redevelopment of the property within the limitations of the current zoning, but even that should still be subject to mitigation of the same issues impacted by increasing the development density to any degree.

Regards,



Jon Morgan  
7803 Heathercrest Cir.  
(512) 771-4268

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

SUSAN QUAGLINO

Your Name (please print)

3809 SPICEWOOD SPRINGS ROAD

Your address(es) affected by this application

Susana Quaglino

Signature

6/12/15

Date

Daytime Telephone: 512-468-7022

Comments: REGARDING CASE No. C814-2014-0120

(CONTACT TORI HAASE 512-974-7691) THAT WILL COME BEFORE THE ZONING AND PLANNING COMMISSION/LAND USE COMMISSION AND THE CITY COUNCIL ON JUNE 16, 2015, I AM AGAINST THE PROPOSED DEVELOPMENT AND CHANGE, DUE PRIMARILY TO THE CERTAIN TRAFFIC CONGESTION THAT WOULD OVERTAKE THE CURRENT AUSTIN, TEXAS NEIGHBORHOOD AT SPICEWOOD SPRINGS ROAD AND MOPAC.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

I am in favor  
 I object

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Case Number: C814-2014-0120  
Contact: Tori Haase, 512-974-7691  
Public Hearing: Jun 16, 2015, Zoning and Platting Commission

I am in favor  
 I object

Frank Cheff  
Your Name (please print)

3503 Starline Dr. 78759  
Your address(es) affected by this application

Frank Cheff  
Signature

6/10/2015  
Date

Daytime Telephone: 512-947-8883

Comments:  
Failure at the Lights of Spicewood  
Springs & Mopac Anderson Far Mopac  
Springs & Mopac Springs & Mopac  
Possibly Stop by Far West are indicated  
that the road increase in density of  
shaped project.

If you use this form to comment, it may be returned to:  
City of Austin  
Planning & Zoning Department  
Tori Haase  
P. O. Box 1088  
Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

PRESCILLE SPAULDING

Your Name (please print)

3809 SPICEWOOD SPRINGS RD #136

Your address(es) affected by this application

*Prescille Spaulding*  
Signature

Date

Daytime Telephone: 512 587-7026

Comments: I TOTALLY OBJECT TO THIS REZONING FOR MANY REASONS:

1. THE TRAFFIC HAS INCREASED 3 FOLDS SINCE I MOVED HERE 5 YEARS AGO. MORE AND MORE DRIVERS ARE USING SPICEWOOD SPRGS RD TO CROSS FROM MOPAC TO 360. ADDITIONAL COMMERCIAL SPACE ON SPICEWOOD WILL ONLY CAUSE ADDITIONAL TRAFFIC MAKING IT IMPOSSIBLE FOR RESIDENTS TO COME TO OR OUT OF HOMES.

2. 10 STORY BUILDINGS WILL TOTALLY CHANGE THE AREA MAKING RESALE DIFFICULT AND LOWER ALL OF OUR PROPERTY VALUES --- THE ONLY PARTY GAINING WILL BE PROSPECTIVE BUILDER/OWNER OF THIS COMMERCIAL PROPERTY AND HE/THEY WOULD NOT WANT IN THEIR OWN

If you use this form to comment, it may be returned to: RESIDENTIAL NEIGHBORHOODS.

City of Austin

Planning & Zoning Department

Tori Haase

P. O. Box 1088

Austin, TX 78767-8810

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**Case Number: C814-2014-0120**  
**Contact: Tori Haase, 512-974-7691**  
**Public Hearing: Jun 16, 2015, Zoning and Platting Commission**

I am in favor  
 I object

Your Name (please print) Brian Schorff  
 Your address(es) affected by this application 3409 Spicewood Spring

Brian Schorff Signature 6/12/15 Date  
 Daytime Telephone: 512-345-3383

Comments: Too high.  
Too much traffic.  
Consider over neighborhood  
Please stay - NO

If you use this form to comment, it may be returned to:  
 City of Austin  
 Planning & Zoning Department  
 Tori Haase  
 P. O. Box 1088  
 Austin, TX 78767-8810

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Terey Dunigan  
Your Name (please print)

I am in favor  
 I object

3908 Spicewood Springs Rd. #136  
Your address(es) affected by this application

Terey Dunigan 6/6/2015  
TERENCE J. DUNIGAN Date

Daytime Telephone:

Comments: We don't need more retail -

there is plenty nearby.

The traffic is already already

affecting the neighborhood.

Additional retail would increase

traffic excessively to an

unacceptable level.

This will hurt my property value

& those of the neighborhood.

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Planning & Zoning Department

Tori Haase

P. O. Box 1088

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Case Number: C814-2014-0120  
Contact: Tori Haase, 512-974-7691  
Public Hearing: Jun 16, 2015, Zoning and Platting Commission

I am in favor  
 I object

Arturo Obeso  
Your Name (please print)  
2500 Graystone Dr. #175  
Your address(es) affected by this application

[Signature]  
Signature  
6/10/15  
Date

Daytime Telephone: (512) 571-8339  
Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Planning & Zoning Department  
Tori Haase  
P. O. Box 1088  
Austin, TX 78767-8810

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Contact: Tori Haase, 512-974-7691  
Public Hearing: Jun 16, 2015, Zoning and Platting Commission

JAMES P. WISMAN III  
Your Name (please print)

I am in favor  
 I object

7030 Wood Hollow Dr. #300  
Your address(es) affected by this application

[Signature]  
Signature

6/23/2015  
Date

Daytime Telephone: 512 626 8675

Comments: STOP the PUD.

If you use this form to comment, it may be returned to:

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Planning & Zoning Department  
Tori Haase  
P. O. Box 1088  
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Case Number: C814-2014-0120  
 Contact: Tori Haase, 512-974-7691  
 Public Hearing: July 7, 2015, Zoning and Platting Commission

Charles E. Brown  
 Your Name (please print)

4020 Enclave Mesa Circle Austin TX 78778  
 Your address(es) affected by this application

5624 North Hills Drive B-100 case  
4131 Greenwood Springs Rd Bldg J-1 6/25/15  
 Signature Date

Daytime Telephone: 512 695-4442

Comments: The traffic increase would be  
harmful. The area schools are not  
equipped to handle the increase in  
students that this change would allow.  
The negotiators far exceed the positives.

If you use this form to comment, it may be returned to:  
 City of Austin  
 Planning & Zoning Department  
 Tori Haase  
 P. O. Box 1088  
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Contact: Tori Haase, 512-974-7691  
Public Hearing: July 7, 2015, Zoning and Platting Commission

*HK - Graystone, LLC*  
*Charles E. Brown, Managing Member*

Your Name (please print)

*3432 Graystone Drive Austin TX*

Your address(es) affected by this application

*Charles E. Brown*

Signature

Daytime Telephone: *512 695-4442*

Date

*6/25/15*

Comments: *The increase in traffic would be devastating to the neighborhood. Also, the schools in this area are not able to handle the increase in population in this area with the planned addition of housing.*

If you use this form to comment, it may be returned to:

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Contact: Tori Haase, 512-974-7691  
Public Hearing: July 7, 2015, Zoning and Platting Commission

Jonathan Saucedo  
Your Name (please print)  
7405 Shadow Hill Dr.

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

Jonathan Saucedo  
Your address(es) affected by this application  
Signature  
6-22-2015  
Date

Daytime Telephone: 512-507-1198

Comments: I feel that any type of mixed commercial rezoning will greatly reduce the neighborhood feel of our community and will create more problems than good. Traffic will increase and not just during morning & evening rush times and this alone makes it unsafe and not worth it.

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Tori Haase  
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Case Number: C814-2014-0120  
Contact: Tori Haase, 512-974-7691  
Public Hearing: July 7, 2015, Zoning and Platting Commission

Elizabeth Murphy  
Your Name (please print)  I am in favor  I object  
3809 Spicewood Spurs Rd #204  
Your address(es) affected by this application  
Elizabeth Murphy  
Signature  
6/24/15  
Date

Daytime Telephone: 512-415-8790  
Comments:

If you use this form to comment, it may be returned to:  
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Case Number: C814-2014-0120  
Contact: Tori Haase, 512-974-7691  
Public Hearing: July 7, 2015, Zoning and Platting Commission

I am in favor  
 I object

Elizabeth Fletcher  
Your Name (please print)

Hess Wood Hollow Dr. #340

Your address(es) affected by this application

 Signature  
Date: 6/23/2015

Daytime Telephone: 713 294 4138

Comments: We do not want another high rise  
put up in our beautiful neighborhood.  
We do not want more traffic.  
We do not want any more trees  
torn down for "development".  
As a former COA employee, I believe  
this PUD will harm our city, not  
enhance it.

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Case Number: C814-2014-0120

Contact: Tori Haase, 512-974-7691

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Donna Carlsen  
Your Name (please print)

7807 Lindenwood Circle  
Your address(es) affected by this application

Donna Carlsen  
Signature

6-24-15  
Date

Daytime Telephone: (512) 345-8112

Comments: NO CONDOS OR TOWNHOMES, MORE STORES

AND RESTAURANTS. DON'T GIVE DEVELOPER  
BLANK CHECK TO DO WHAT HE WANTS  
HE DOES NOT CARE ABOUT AUSTIN,  
IT'S TREES OR THE TRAFFIC PROBLEMS.  
HE AND HIS DEVELOPMENT IS THE  
PROBLEM. MONEY VS. PEOPLE AND  
FAMILIES.

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Case Number: C814-2014-0120  
Contact: Tori Haase, 512-974-7691  
Public Hearing: July 7, 2015, Zoning and Platting Commission

Leonard Roy Chapman  
Your Name (please print) #1315  
7600 Wood Hollow Dr Austin, TX 78731  
Your address(es) affected by this application 6-22-15  
Date  
Signature

I am in favor  
 Object

Daytime Telephone: \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: [www.austintexas.gov/planning](http://www.austintexas.gov/planning).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C814-2014-0120  
Contact: Tori Haase, 512-974-7691  
Public Hearing: July 7, 2015, Zoning and Platting Commission

I am in favor  
 I object

ANNIE L. ROGERS  
Your Name (please print)  
3809 Spicewood Spgs Rd #137  
Your address(es) affected by this application

Annie L. Rogers  
Signature  
6-26-15  
Date

Daytime Telephone: 512-343-2431

Comments: Traffic is unneeded already!

If you use this form to comment, it may be returned to:  
City of Austin  
Planning & Zoning Department  
Tori Haase  
P. O. Box 1088  
Austin, TX 78767-8810